

PlanningBrief

Opportunity Board

01 Aug 2026

Selected records

PlanningBrief Intelligence Packet / public-source decision sheet

Selected lead board

Generated from selected public PlanningBrief leads. Use it as a working board for source checks, shortlist decisions and follow-up routing.

Board route

1. Scan the signal

2. Open the source

3. Shortlist, alert or brief

Scope Selected public records Source PlanningBrief lead IDs Selection 1 records resolved Preview basis Same selected lead IDs as board preview	Selected leads 1 resolved records	Included 1 shown on board	Packet cap 50 maximum records	Selection Manual lead IDs or shortlist
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Source rule

Value bands are indicative planning-intelligence signals, not contract values. PlanningBrief is not affiliated with any government body.

Use the board to choose what to verify, save or route into follow-up. Open the official source before commercial action.

Packet audit

Requested IDs 1 from browser preview href	Resolved records 1 matched current index	Included 1 rendered in this PDF	Missing / unavailable 0 requested but not resolved
Document-verified details 1 of 1 leads structured facts from planning documents	Official files linked 1 council file in record	Needs official check 0 no file indexed	Value basis indexed 1 value band indexed
No value basis indexed 0 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 91	24 dwellings, Rosemount Farm Road, Barnora Cahir, Co. Tipperary - Planning Application 2460828 / Rosemount Farm Roa...	Granted / 2025-09-10 / €3m–10m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

24 dwellings, Rosemount Farm Road, Barnora Cahir, Co. Tipperary - Planning Application 2460828

Rosemount Farm Road, Barnora Cahir, Co. Tipperary, Tipperary / Tipperary County Council / Granted / 2025-09-10
the construction of 24 No. 2 bed semi-detached bungalows designed for the elderly, the proposed development will also include new internal roadways and footpaths, proposed new pedestrian and new vehicular access from the existing Rosemount Farm Road to the south of the site, new boundary treatmen...

Document details: Developer: Cooney Contractors Engineering Ltd · Units: 24x2 Bed

Floor: 1,980 sqm · Site: 0.96 ha · Phasing: Single phase
from Application Form - Part A, Tipperary County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2460828

Value

€3m–10m

Units / floor

24 units / floor unknown

Promoter

not included in reference feed

Next move

Granted record. Watch procurement, funding and commencement movement.

[] Source opened

[] Team / owner checked

[] Save, alert or assign